

Single Family Residence **RESIDENTIAL**

2105 RIVER FALLS DR

ROSWELL, GA 30076

\$1,065,447 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,207 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$749,995 · Apr 29, 2021

Est. Owner Equity

\$102,952

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$8,069 (2025)
Assessed Value	\$320,440
Previous Assessed	\$334,880
Assessor Market Value	\$801,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 860 ft²

Porch · 23 ft²

CLIMATE RISK

43 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2021	Financing	Warranty Deed			
Apr 29, 2021	Resale	Warranty Deed	\$749,995	\$178	\$712K
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
Feb 23, 2007	Quitclaim	Quit Claim Transfer			
Feb 23, 2007	Resale	Deed	\$613,000	\$146	\$490K
Feb 23, 2007	Quitclaim	Quit Claim Transfer			
Dec 28, 2004	Resale	Deed	\$535,000	\$127	\$508K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.9 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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